

VERTEX DIRECT MORTGAGE FUND

LENDING PARAMETERS		
Loan Type	Loans for Commercial or Investment purposes only. Loans captured under the National Consumer Credit Protection Act 2009 or Third Party Loans will not be considered.	
Loan Purpose	Property Purchase Refinance / Portfolio finance restructure	Development/Construction Finance Equity release
Loan Term	3 to 12 months. Longer terms may be considered.	
Loan amount	From \$500,000 to \$5,000,000. <i>Larger loan amounts may be considered.</i>	
Security	First registered mortgage over Real Property within Australia. General Securities Agreement and personal guarantees from the Director(s)/Principal(s)	
Security Property Type	Residential and Commercial – Established or Vacant Land Specialist security will not be considered All Security Property to be independently valued by panel valuer of Vertex.	
LVR	Up to 70%.	
Interest Rates	From 11.25% pa	
Servicing	Interest to be pre-paid within the approved facility. Borrower may service monthly interest payments subject to satisfying serviceability criteria.	
Fees	Establishment Fee:	From 1.50% + GST.
	Valuation Fee:	Quoted upon application
	Solicitor Documentation Fee:	From \$5,000 + GST
Credit History	Clean credit record and a successful history in transacting of assets similar to the Loan Security offered.	
Loan exit	A clear loan exit strategy must be provided. Sale or refinance of the security property or a facility restructure is acceptable subject to Vertex confirming that proposed exit is reasonably achievable.	
Borrower profile	Experienced property investors/developers with a proven track record. Australian Residents and/or Australian registered companies/entities only.	
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